

PREMIUM OFFICE CONDO FOR LEASE



7336 S YOSEMITE ST STE 210

Centennial, CO 80112

Available Space | 2,387 SF
Lease Rate | \$25/SF Full Service

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HENRY GROUP
REAL ESTATE

OFFERING SUMMARY

Discover your business's new home in this exceptionally designed 2,387 square foot office condo, featuring **nine thoughtfully built-out private offices with contemporary finishes** and **abundant natural light from large windows** throughout the space.

Additional amenities include a **well equipped kitchenette** for convenient meal preparation and break times, plus a **professional conference room** ideal for client meetings and team collaboration.

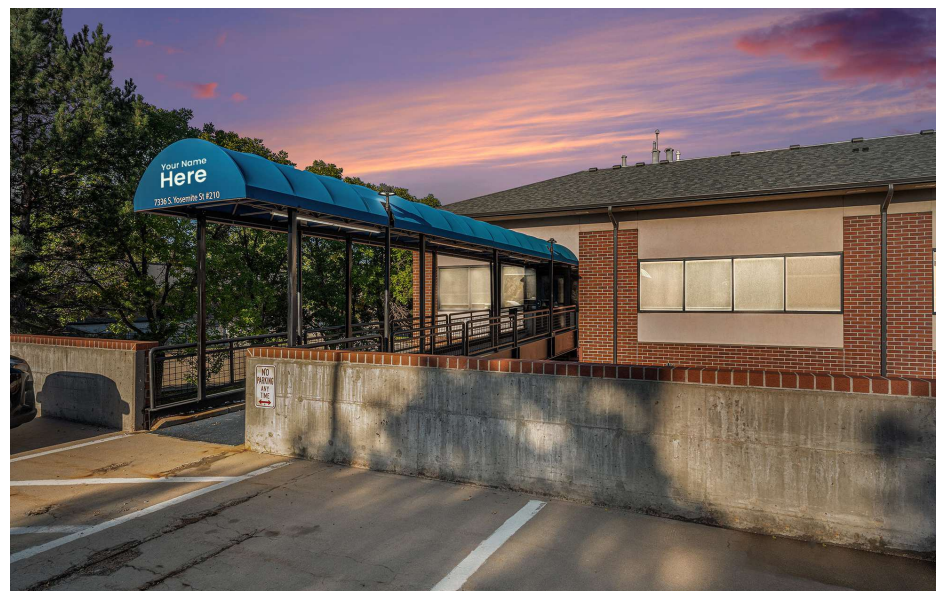
With ample on-site parking for both employees and clients on a first come, first serve basis, this turnkey professional environment is perfect for established businesses seeking immediate occupancy, **from professional services and consulting practices to financial advisors and law firms.**

LOCATION DESCRIPTION

Located in the heart of Centennial, 7336 S Yosemite Street offers **easy access to I-25, E-470, and major arterial roads**, providing seamless connectivity throughout the Denver Tech Center, Centennial Airport area, and the greater southeast metro. The property is **surrounded by a strong mix of professional services, dining, and retail amenities**, making it an ideal location for businesses seeking convenience for both employees and clients.

PROPERTY HIGHLIGHTS

- **Eight (8) Private Offices with Modern Finishes** - Variety of office sizes to accommodate different business needs, move-in ready with contemporary design and large windows for abundant natural light.
- **Prime Centennial Location** - Heart of Centennial with direct access to I-25, E-470, and major arterial roads, plus seamless connectivity to Denver Tech Center and Centennial Airport area.
- **Professional Business Environment** - Surrounded by complementary professional services, dining, and retail amenities, creating convenience for both employees and clients.
- **Superior Accessibility** - Ample on-site parking combined with strategic positioning in the greater southeast metro area.



Property Address	7336 S Yosemite St Ste 210, Centennial, CO 80112
Lot Size	2,174 SF
Building Size	6,242 SF
Year Built	2001
Zoning	BP35
Available Space	Unit 210 2,387 SF
Lease Rate	\$25/SF Full Service
Availability	Available Now
Parking	Surface Parking First Come, First Serve



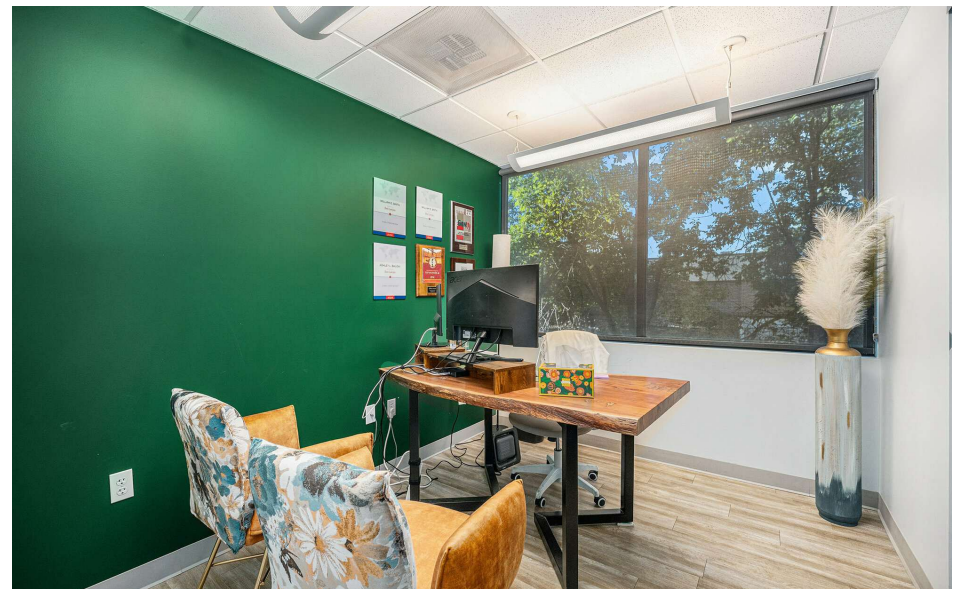
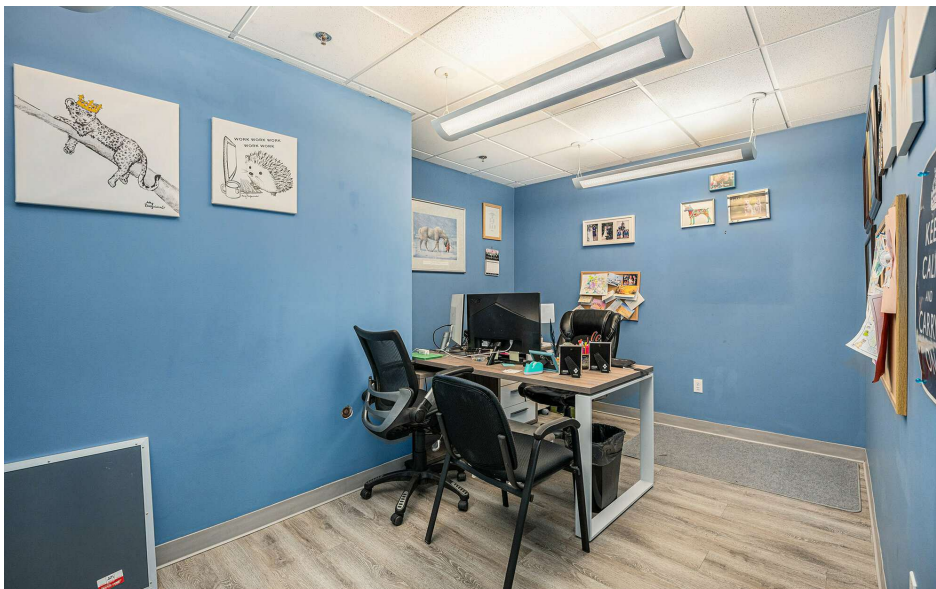


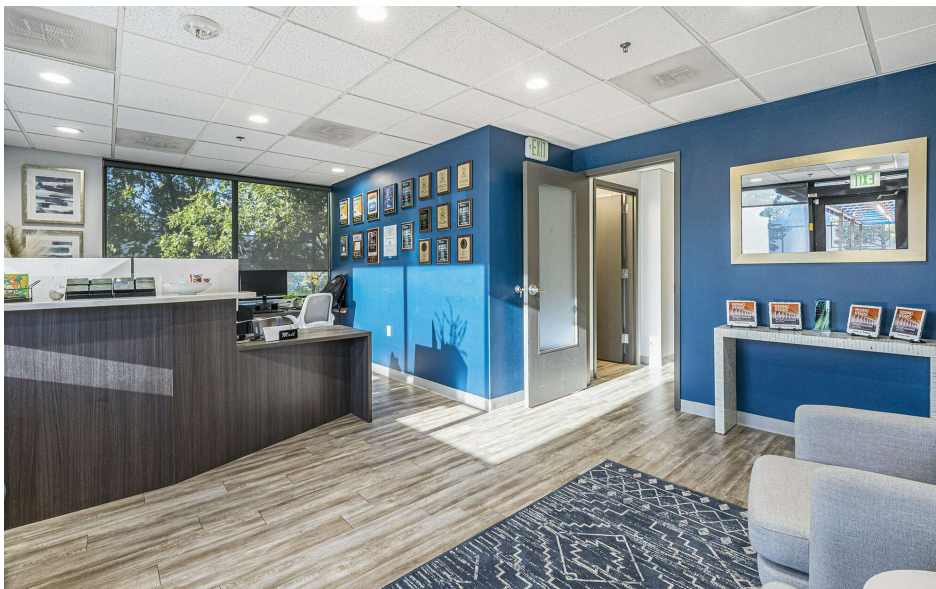
CONFERENCE ROOM



KITCHENETTE











GREENWOOD VILLAGE

CHERRY CREEK STATE PARK



FIDDLER'S GREEN

E ARAPAHOE RD

S UNIVERSITY BLVD

E DRY CREEK RD

INVERNESS GOLF COURSE RESORT & SPA

BRONCOS TRAINING FACILITY

SOUTH SUBURBAN PARKS & RECREATION

IKEA

CENTENNIAL AIRPORT

470

WINGS OVER THE ROCKIES

**PARK MEADOWS COLORADO'S ONLY RESORT
COSTCO WHOLESALE**

WHOLE FOODS MARKET

HIGHLANDS RANCH

LONE TREE

MERIDIAN GOLF COURSE

LINCOLN AVE

S PARKER RD

Health ONE Sky Ridge Medical Center

STONEGATE COMMUNITY

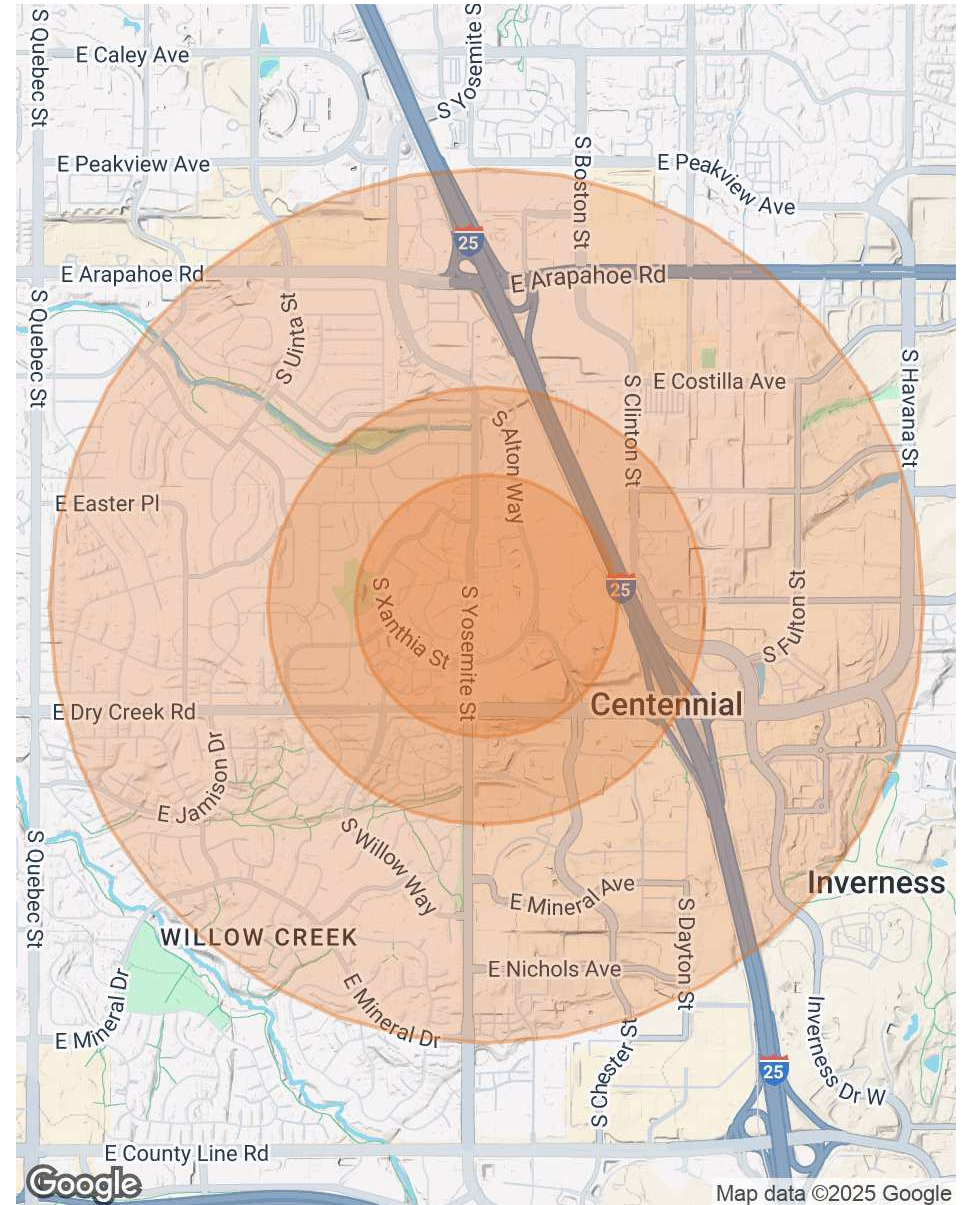
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	965	2,389	10,341
Average Age	43	42	41
Average Age (Male)	41	41	40
Average Age (Female)	45	43	42

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	483	1,108	4,599
# of Persons per HH	2	2.2	2.2
Average HH Income	\$146,652	\$152,152	\$149,568
Average House Value	\$623,013	\$632,146	\$717,409

Demographics data derived from AlphaMap



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